

PROJECT: Millbrook Farm at Sugar Run – *RB-47-14; ZC/PDP-48-14* (19.1+/- acres)
APPLICANT: CANINI & ASSOCIATIONS LLC
EXISTING ZONING: AGRICULTURAL (AG)
RFBA DISTRICT: Town Residential

EVALUATION CHECKLIST
 EVALUATED FOR RFBA: JULY 17, 2014
 BY: STEPHEN MAYER (NEW ALBANY)

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	Sq. Ft. OR # OF UNITS	PROPOSED DENSITY	RFBA PERMITTED DENSITY		PUBLIC PARKLAND	
							BASE (10k/acre)	BONUS (12k/acre)	PROVIDED	REQUIRED
	I-PUD	Town Residential	Single Family Residential	19.1	30 units	1.57	1.0	1.5	6.4	5.47
TOTAL ACREAGE				19.1						
TOTAL RETAIL SPACE										
TOTAL OFFICE SPACE										

EVALUATION SUMMARY		YES	PARTIAL	NO	?	COMMENTS
1.0	Key Principles	5	1	0	0	
2.0	Strategies	4	1	0	0	
3.0	General Development Standards	12	0	0	0	
4.0	District Development Standards	13	0	3	0	
TOTAL		34	2	3	0	92.3% compliant (incl. half of partials) [36/39=92.3]

KEY:

✓ = met p = partially met ? = cannot determine (-) N/A = not applicable

1.0 Key Principles	Yes	No	Comments
1.1 Maintain aesthetic character of rural roads.	✓		Meets setback requirements from Bevelhymer
1.2 Use open space as an organization element.	✓		Lots located around environmentally sensitive areas
1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	-	-	N/A
1.4 Develop mixed uses in town and village centers.	-	-	N/A
1.5 Develop diversity in housing prices and types.	-	-	N/A
1.6 Create a center focus that combines civic, cultural, and recreational uses.	✓		Focus on Sugar Run
1.7 Create an ample supply of squares, greens parks and landscaping.	✓		Provides more open space than the requirement
1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	p		Creek and majority of other environmentally sensitive areas will be preserved as open space. Some mitigation required.
1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	-	-	N/A
1.10 Development must pay its own way. (No criteria to review this stnd established)	✓		Developer is required to pay for the required infrastructure such as roads, utilities, etc.

2.0 Strategies	Yes	No	Comments
2.1 Development should be compatible with the rural landscape.	✓		Rural setback requirement met.
2.2 Higher density residential should be located adjacent to open space.	✓		The lots are adjacent to open space
2.3 Reserve the natural features.	✓		Stream and majority of wetlands are preserved or mitigated onsite
2.4 Retail development should be community-based.	-	-	N/A
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	-	-	N/A
2.6 Historic and cultural resources should be protected and preserved.	-	-	None known.
2.7 Scenic qualities along roadways should be maintained.	p		Maintaining rural setback with exception of existing homes.
2.8 Rural character of the land along regional roads should be maintained.	-	-	N/A
2.9 Density bonuses and design flexibility are encouraged to allow cluster development.	-	-	N/A
2.10 Neighborhood commercial uses should be confined to the community centers or plazas.		-	
2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development. (Community-wide strategy.)	✓		Will have city services and provide adequate open space and parkland
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-	-	N/A

3.0 General Development Standards	Yes	No	Comments
3.1 Open Space			
3.1.1 Strategies to preserve and maximize open space.	✓		Providing more open space and parkland than required
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	✓		Sugar Run will be preserved
3.1.3 Construct pathways through stream corridors.	✓		Leisure trail will be parallel to stream
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	✓		Setback will be grassed open space
3.1.5 Open space should connect with stream and rural road spaces and with each other.	✓		Will be an extension of the open space at Upper Clarenton

3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	✓		Maximum lot coverage is 35%
3.2 General Landscape, Screening & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings (of equal quantity) are more practical.	✓		Zoning text includes this requirement.
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner. Mix of 2" caliper trees.	-	-	N/A
3.2.3 Landscaping within the setback along roadways should appear natural in character.	✓		Staff recommends commitment to provide landscaping along Bevelhymer Road
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	✓		Basins have been positioned to maximize tree preservation
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	-	-	N/A
3.2.6 Minimum size at installation shall be 2" caliper for deciduous shade and ornamental trees and 6' high for evergreen trees. Landscaping requirements may be waived if healthy plant material within the setback area is preserved.	-	-	N/A
3.2.7 Headlight screening of parking lots should be a minimum of 4 feet high.	-	-	N/A
3.2.8 Mounding for screening purposes are usually 4' foot high having a 3:1 slope beginning at the setback line, a 5' wide crest, and sloping gently to the R.O.W. line. Mounds should be landscaped with a mix of shrubs, deciduous, evergreen, and ornamental trees.	-	-	N/A
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	-	-	N/A
3.3.2 Security lighting is "motion sensor" type.	-	-	N/A
3.3.3 Outdoor light poles do not exceed 30 feet.	-	-	N/A
3.3.4 All wiring is underground.	✓		Zoning text require all utilities be placed underground
3.3.5 All external outdoor lighting fixtures are similar.	-	-	N/A
3.3.6 Ground mounted lighting is shielded and landscaped.	-	-	N/A
3.4 Roadways			
3.4.1 Roadways should follow the Roadway Plan.	✓		The appropriate treatment and setback is being provided.
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	-	-	N/A
3.4.3 Size and use of streets should be consistent with Accord.	✓		26 feet of street pavement and 50 feet of ROW
4.0 District Development Standards	Yes	No	Comments
4.1 Town Residential			
4.1.1 This area is comprised of single-family and attached residential housing in close proximity to school sites and recreational open space.	✓		Close proximity to Sugar Run, Bevelhymer Park, and the new MetroPark
4.1.2 The permitted land use is single-family residential.	✓		
4.2 Streets			
4.2.1 There is a hierarchy of streets including collector, sub collector, and access streets, and service lanes within the district.	-	-	N/A
4.2.2 Streets should be two-way with five-foot wide sidewalks on both sides of the street, set back 10 feet from the curbline.	✓		Staff recommends a condition requiring sidewalks on both sides of all neighborhood streets.
4.2.3 Street trees should be planted 35 feet on center in the grass strip between the sidewalk and curb.	✓		Zoning text requires street trees 30 feet apart

4.3 Parking			
4.3.1 Parking for single-family houses is encouraged in rear lot garages accessible by service lanes. On-street parking is encouraged for visitors and short-term parking.		✓	Driveways will be located in the front yards
4.4 Civic / Public Space			
4.4.1 Neighborhood open spaces and/or parks should be located within 1,200 feet of single-family houses.	✓		Passive parks with benches located at the end of each cul-de-sac and approx. 700ft from furthest home
4.4.2 Neighborhood parks should range in size from one to ten acres.	✓		
4.4.3 For developments over 50 lots, a minimum amount of open space should be civic space.	-	-	N/A
4.5 Site Orientation			
4.5.1 Single-family houses should front onto public open spaces and not back onto public parks or roads.		✓	Homes back onto Sugar Run
4.5.2 A "build-to" line should be established for each classification of neighborhood street.	✓		25 feet build-to-line
4.5.3 The maximum average single-family lot width should not exceed 100 feet. For areas where the density exceeds 1.5 dwelling units per acre the maximum average lot width should be no larger than 80 feet.	✓		The average lot width is 77 feet
4.5.4 The average single-family lot area should not exceed 15,000 square feet. For areas where the density exceeds 1.5 dwelling units per acre, the average lot area should be no larger than 10,000 square feet.		✓	The average lot size is 11,728 sq. ft.
4.6 Architecture			
4.6.1 Sloped or pitched roofs are encouraged	-	-	TBD
4.6.2 Side-loaded garages are encouraged. When a garage faces the street, the front facade of the garage must be set back a minimum of three feet from the front facade of the house.	✓	-	Zoning text requires the City Design Guidelines & Requirements to be enforced. The DGRs include this requirement.
4.6.3 The maximum width of a garage door which faces the street is ten feet.	✓	-	Zoning text requires the City Design Guidelines & Requirements to be enforced. The DGRs include this requirement.
4.6.4 The massing of each house should be simple and traditional.	✓		Zoning text requires the City Design Guidelines & Requirements to be enforced. The DGRs include this requirement.
4.6.5 Traditional and natural looking building materials such as brick, stone, wood, and glass are encouraged	✓		Zoning text requires the City Design Guidelines & Requirements to be enforced. The DGRs include this requirement.
4.6.6 Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20th century.	✓		Zoning text requires the City Design Guidelines & Requirements to be enforced. The DGRs include this requirement.